

pounderrealty

INVESTMENT PROPERTIES

OFFERING MEMORANDUM

PARADISE VILLA

610 CEASAR CHAVEZ BLVD, PORTLAND OR 97214

Paradise Villa

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600 Building
#1 - #9



600 WASHINGTON S

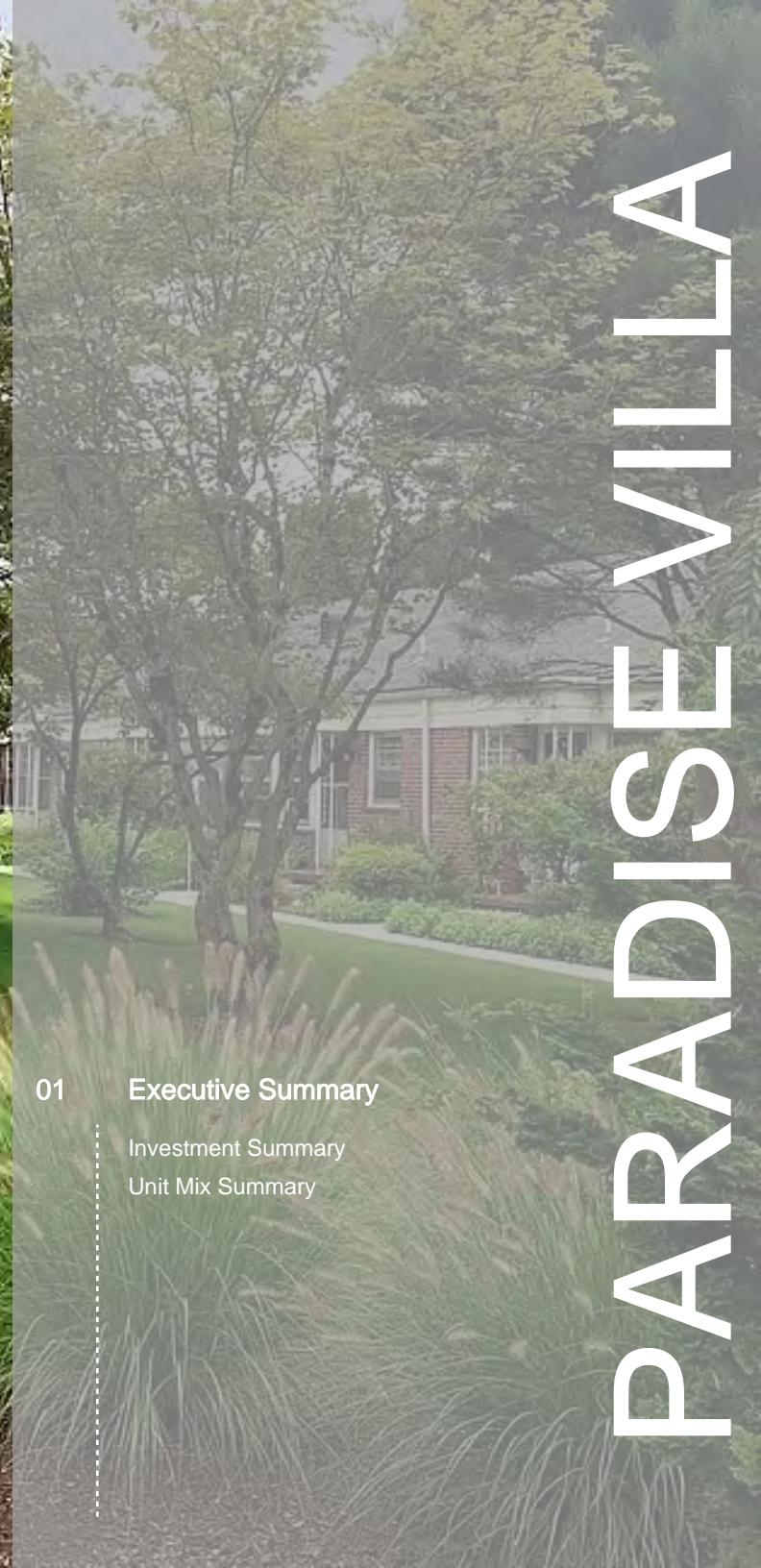


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INVESTMENT PROPERTIES



01

Executive Summary

Investment Summary
Unit Mix Summary

PARADISE VILLA

OFFERING SUMMARY

ADDRESS	610 Ceasar Chavez Blvd Portland OR 97214
COUNTY	Multnomah
MARKET	Portland
SUBMARKET	Inner Southeast
BUILDING SF	11,665 SF
LAND SF	36,913 SF
LAND ACRES	.82
NUMBER OF UNITS	17
YEAR BUILT	1943

FINANCIAL SUMMARY

PRICE	\$2,995,000
PRICE PSF	\$256.75
PRICE PER UNIT	\$176,176
OCCUPANCY	100.00%
NOI (CURRENT)	\$180,678
NOI (Pro Forma)	\$214,865
CAP RATE (CURRENT)	6.03%
CAP RATE (Pro Forma)	7.17%
CASH ON CASH (CURRENT)	4.09%
CASH ON CASH (Pro Forma)	6.93%
GRM (CURRENT)	9.78
GRM (Pro Forma)	8.53

PROPOSED FINANCING

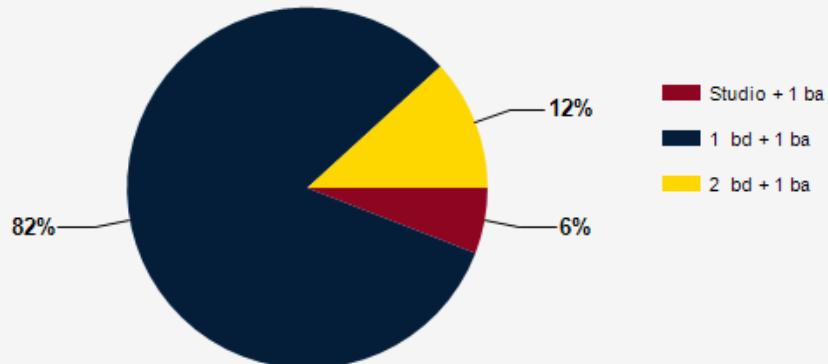
LOAN TYPE	Amortized
DOWN PAYMENT	\$980,000
LOAN AMOUNT	\$2,015,000
INTEREST RATE	5.53%
ANNUAL DEBT SERVICE	\$137,754
LOAN TO VALUE	67%
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	32,772	236,831	508,696
2025 Median HH Income	\$109,020	\$98,036	\$93,262
2025 Average HH Income	\$148,839	\$134,682	\$130,265

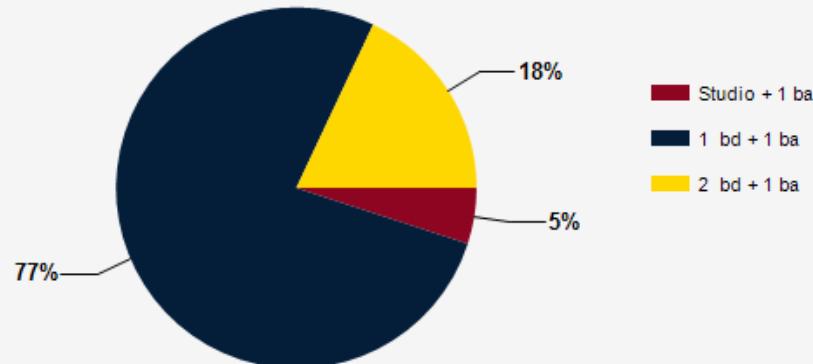


Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
Studio + 1 ba	1	515	\$1,425	\$2.77	\$1,425	\$1,425	\$2.77	\$1,425
1 bd + 1 ba	14	610	\$1,295 - \$1,475	\$2.27	\$19,390	\$1,475	\$2.42	\$20,650
2 bd + 1 ba	2	1,000	\$1,650	\$1.65	\$3,300	\$1,725	\$1.73	\$3,450
Totals/Averages	17	650	\$1,419	\$2.23	\$24,115	\$1,501	\$2.36	\$25,525

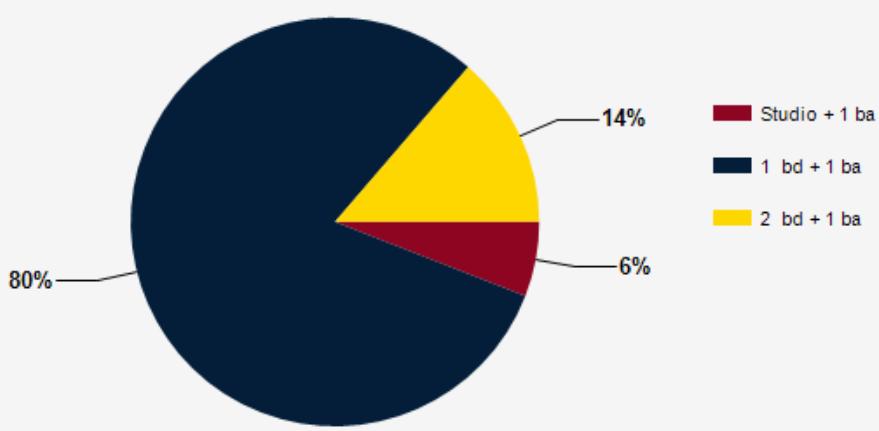
Unit Mix Summary



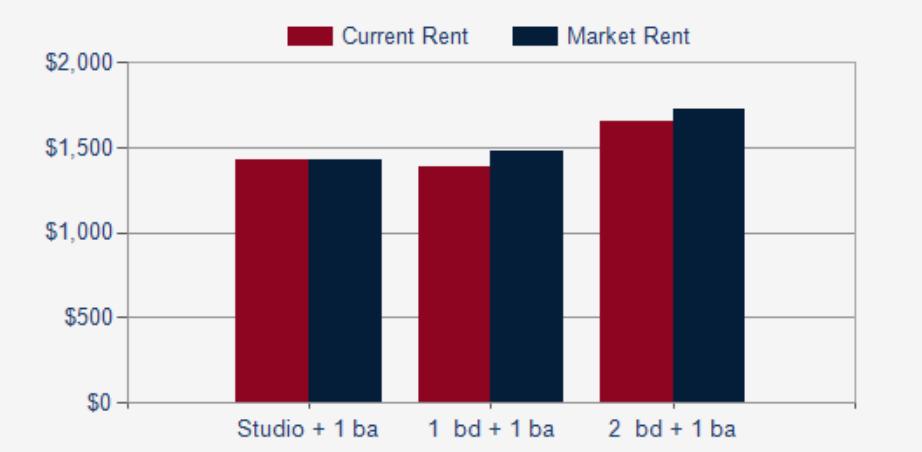
Unit Mix SF



Unit Mix Revenue

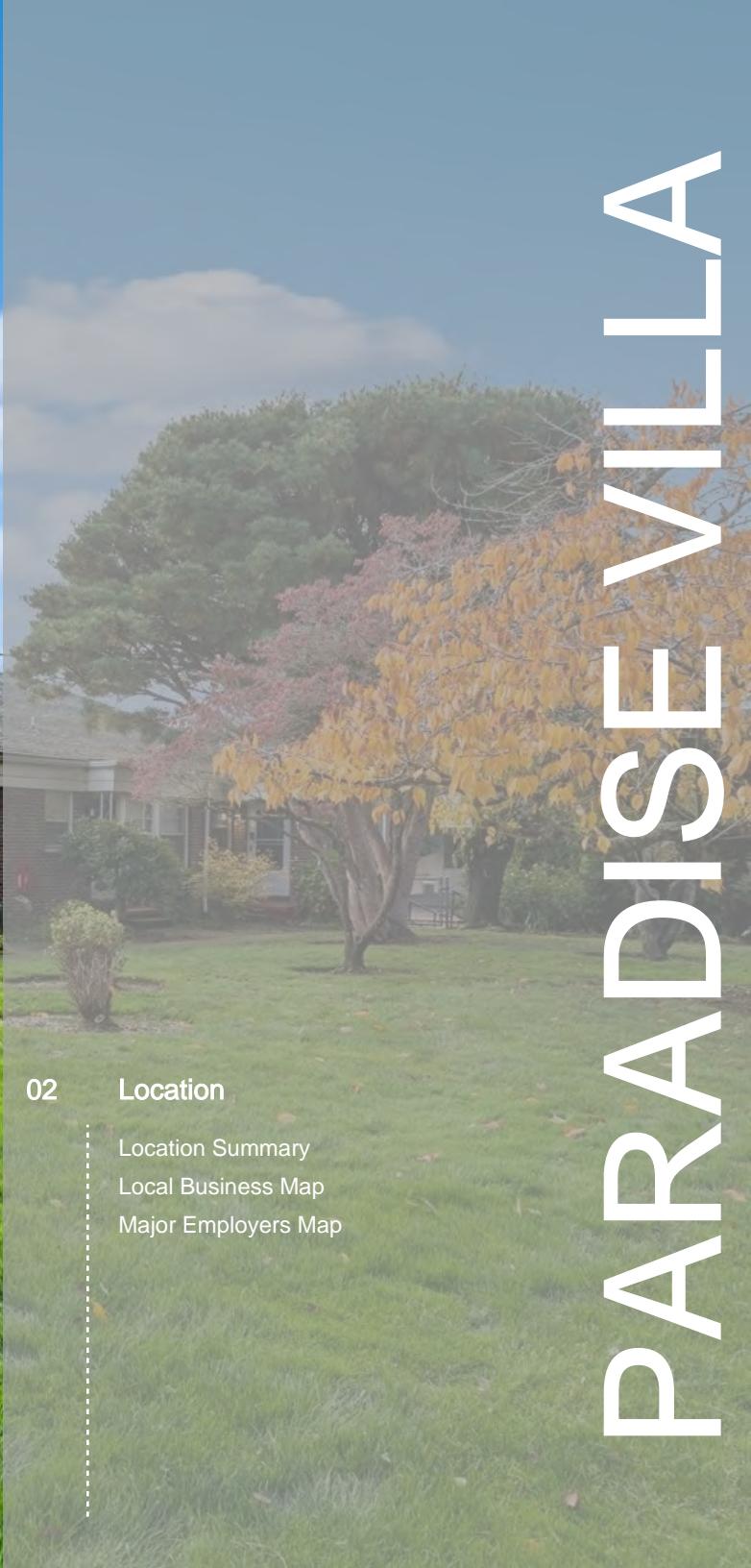


Actual vs. Market Revenue



PARADISE VILLA

Paradise Villa | Location



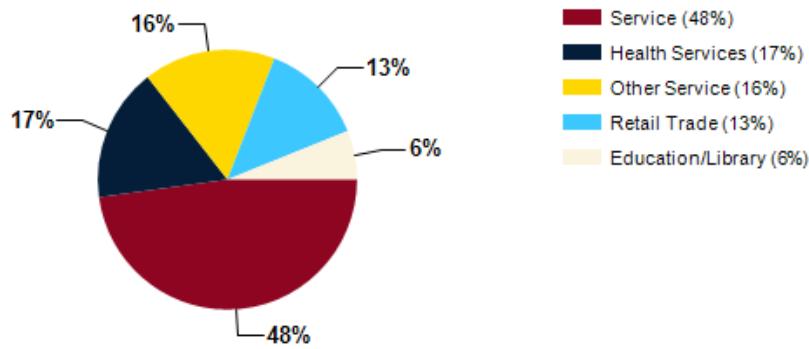
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Location

Location Summary
Local Business Map
Major Employers Map

- The property is located in close in neighborhood of Sunnyside. Minutes from many popular Portland destinations such as Laurelhurst Park, Mt. Tabor and the Hawthorne Shopping district to name just a few.
- This location is centrally located to Interstate I-84, I-5 and downtown and is desirable to demographics who want to be close to the amenities the city offers.
- The Willamette River is close by, offering recreational opportunities such as biking, walking, and kayaking along the waterfront.
- Public transportation options are easily accessible, with bus stops and light rail stations within walking distance, providing convenient connectivity to other parts of the city.

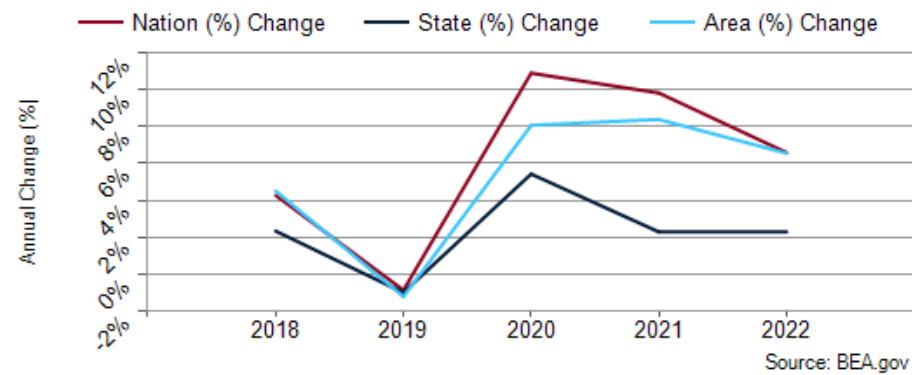
Major Industries by Employee Count

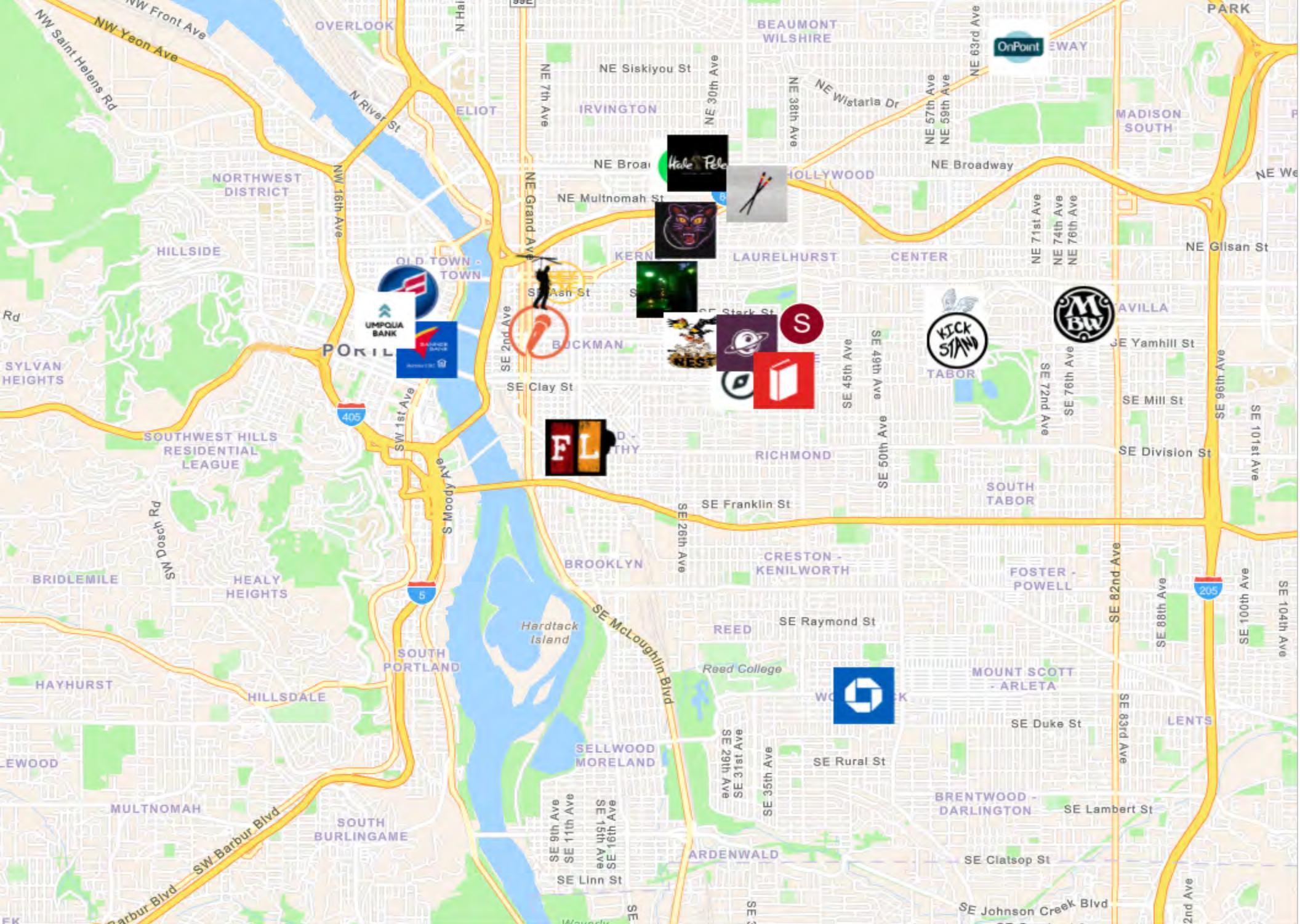


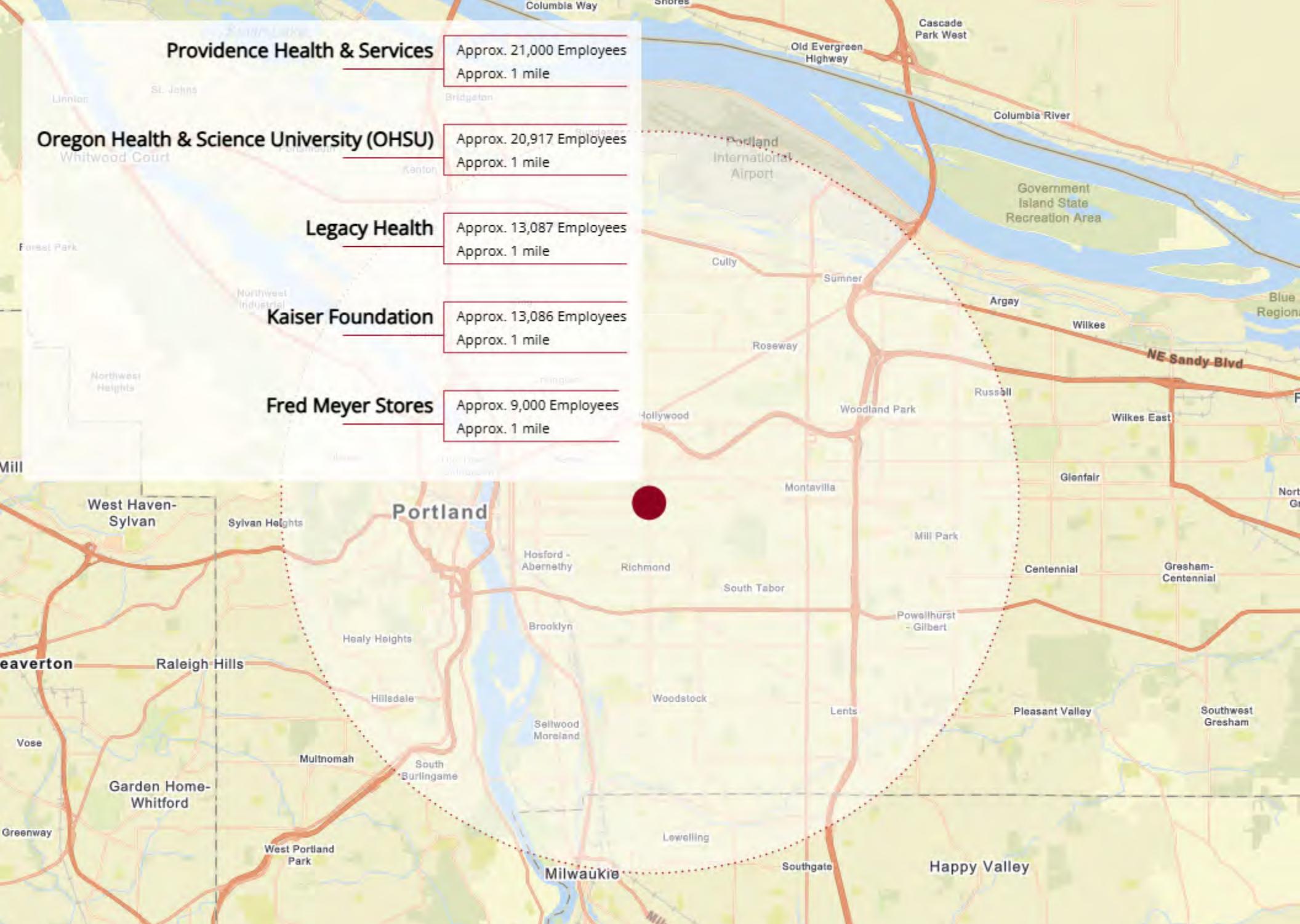
Largest Employers

Providence Health & Services	23,100
Intel Corporation	22,328
Oregon Health & Science University (OHSU)	20,917
Legacy Health Systems	13,087
Kaiser Foundation Health Plan of the Northwest	13,086
Fred Meyer Stores	10,500
City of Portland	5,498
Portland Public Schools	5,047

Multnomah County GDP Trend







PARADISE VILLA



Paradise Villa | Property Description



03

Property Description

[Property Features](#)

[Property Images](#)

PROPERTY FEATURES

NUMBER OF UNITS	17
BUILDING SF	11,665
LAND SF	36,913
LAND ACRES	.82
YEAR BUILT	1943
# OF PARCELS	1
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
NUMBER OF PARKING SPACES	22
WASHER/DRYER	laundry onsite

UTILITIES

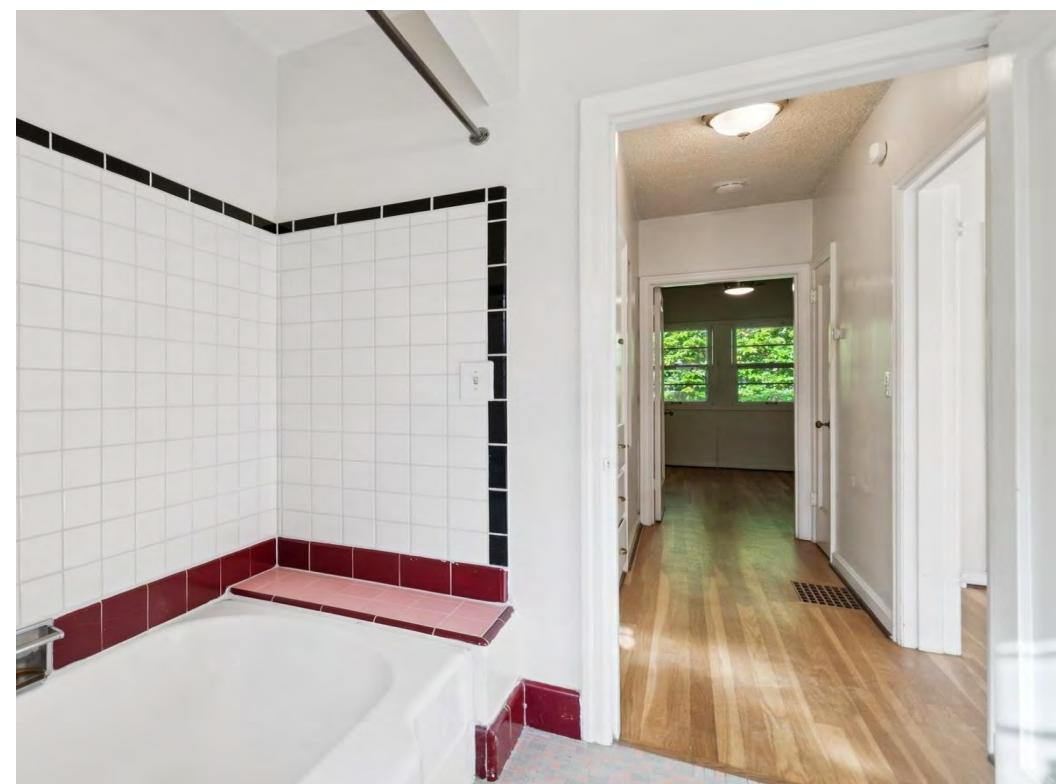
WATER	LANDLORD
TRASH	LANDLORD
GAS	LANDLORD
ELECTRIC	TENANT
RUBS	TENANT

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Wood
PARKING SURFACE	Asphalt
ROOF	Composition Shingle
STYLE	Lowrise Garden
LANDSCAPING	Mature

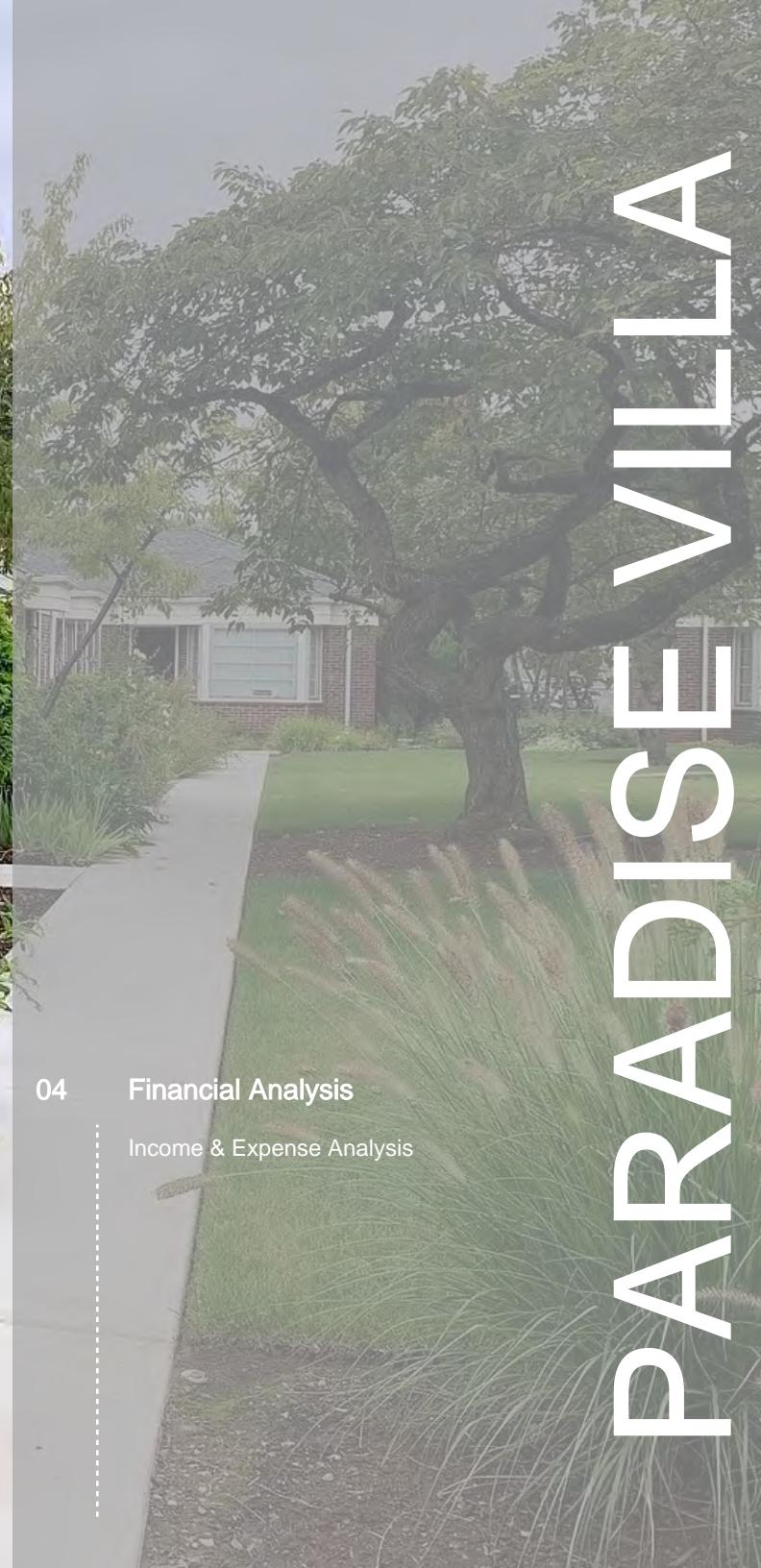












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Financial Analysis

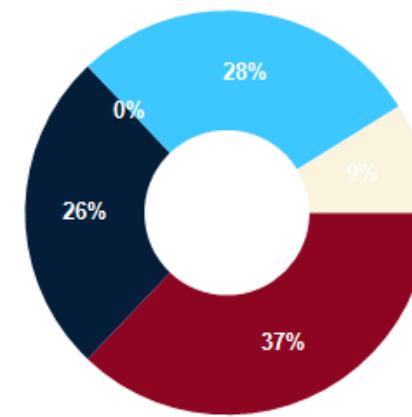
Income & Expense Analysis

PARADISE VILLA

REVENUE ALLOCATION

CURRENT

INCOME	CURRENT	PRO FORMA	
Gross Scheduled Rent	\$281,248	91.9%	\$324,000
Laundry, Storage, Pet Rent	\$8,371	2.7%	\$10,721
RUBS	\$16,530	5.4%	\$16,530
Gross Potential Income	\$306,149		\$351,251
General Vacancy		-5.00%	
Effective Gross Income	\$306,149		\$335,051
Less Expenses	\$125,471	40.98%	\$120,186
Net Operating Income	\$180,678		\$214,865
Annual Debt Service	\$137,754		\$137,754
Cash flow	\$42,924		\$72,611
Debt Coverage Ratio	1.31		1.56

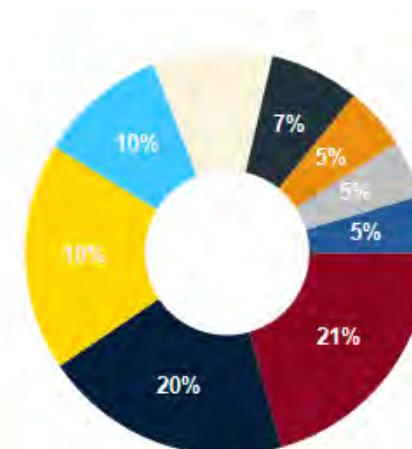


- Net Operating Income
- Total Operating Expense
- Reserves
- Annual Debt Service
- Cash Flow After Debt Service

DISTRIBUTION OF EXPENSES

CURRENT

EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$24,957	\$1,468	\$24,957	\$1,468
Insurance	\$12,014	\$707	\$10,014	\$589
Management Fee	\$22,882	\$1,346	\$20,103	\$1,183
Payroll	\$9,043	\$532	\$9,100	\$535
Repairs & Maintenance	\$12,900	\$759	\$14,000	\$824
Turnover	\$5,690	\$335	\$4,800	\$282
Landscaping	\$6,280	\$369	\$6,300	\$371
Administration	\$5,793	\$341	\$5,000	\$294
Utilities	\$25,912	\$1,524	\$25,912	\$1,524
Total Operating Expense	\$125,471	\$7,381	\$120,186	\$7,070
Reserves			\$4,500	\$265
Annual Debt Service	\$137,754		\$137,754	
Expense / SF	\$10.76		\$10.30	
% of EGI	40.98%		35.87%	

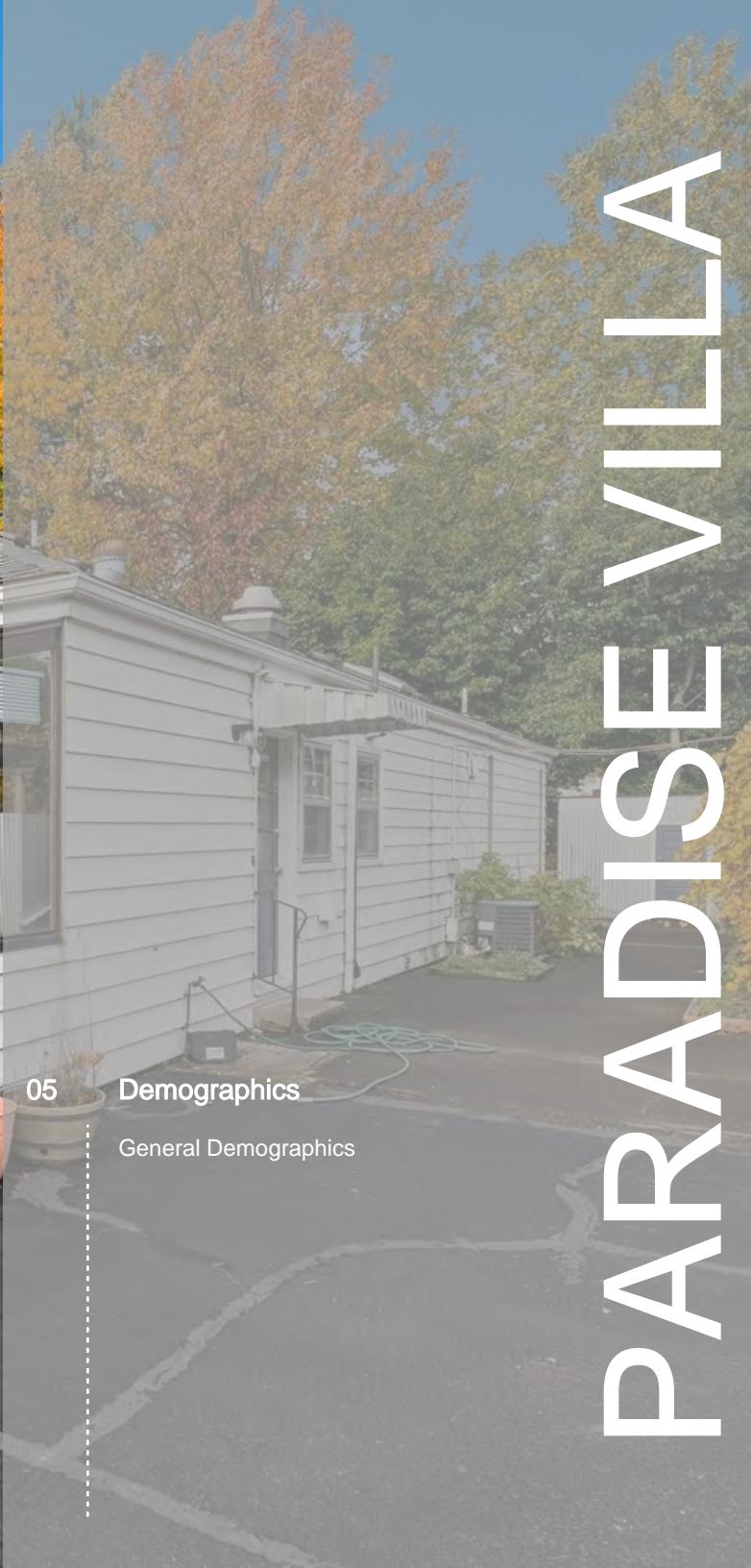


- Utilities
- Real Estate Taxes
- Management Fee
- Repairs & Maintenance
- Insurance
- Payroll
- Landscaping
- Administration
- Turnover

PARADISE VILLA



Paradise Villa | Demographics



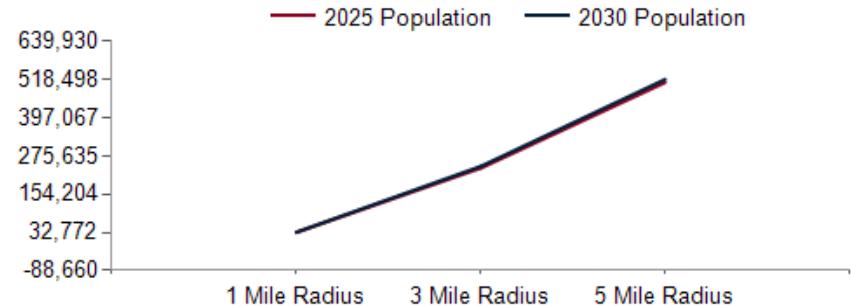
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Demographics

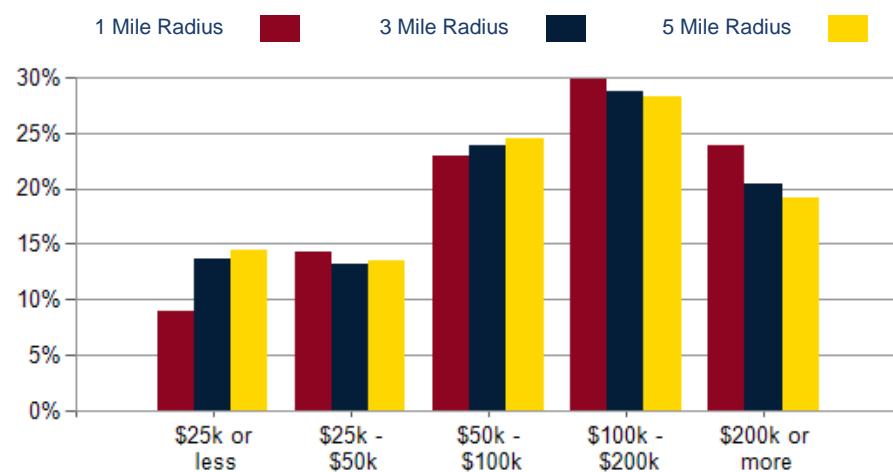
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	28,148	190,798	407,935
2010 Population	29,211	203,269	442,104
2025 Population	32,772	236,831	508,696
2030 Population	33,135	242,432	518,498
2025 African American	540	10,105	29,125
2025 American Indian	189	2,239	5,680
2025 Asian	1,520	17,523	41,659
2025 Hispanic	2,671	21,543	57,563
2025 Other Race	754	7,385	23,725
2025 White	25,942	171,687	347,819
2025 Multiracial	3,801	27,153	58,128
2025-2030: Population: Growth Rate	1.10%	2.35%	1.90%

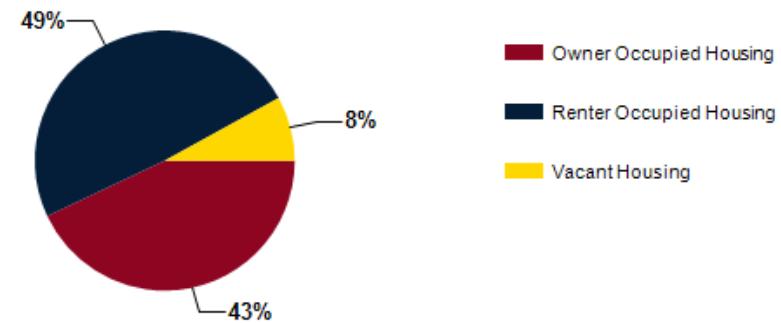
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	821	9,615	20,909
\$15,000-\$24,999	534	5,546	12,183
\$25,000-\$34,999	912	5,605	12,372
\$35,000-\$49,999	1,225	9,012	18,558
\$50,000-\$74,999	1,761	13,424	29,671
\$75,000-\$99,999	1,695	12,976	26,570
\$100,000-\$149,999	2,554	19,620	40,243
\$150,000-\$199,999	1,940	12,274	24,428
\$200,000 or greater	3,591	22,667	43,756
Median HH Income	\$109,020	\$98,036	\$93,262
Average HH Income	\$148,839	\$134,682	\$130,265



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

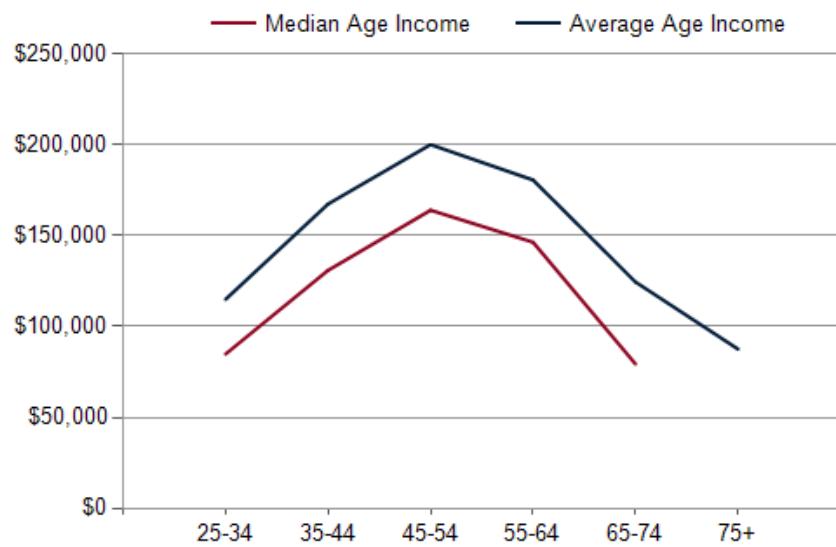
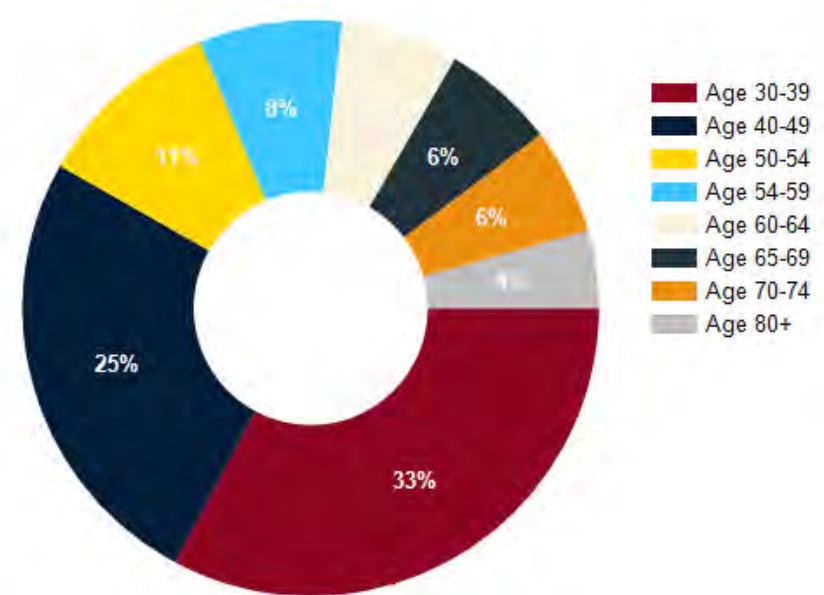


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	3,902	25,993	53,251
2025 Population Age 35-39	3,257	23,307	48,590
2025 Population Age 40-44	2,999	21,380	44,623
2025 Population Age 45-49	2,539	17,386	36,408
2025 Population Age 50-54	2,293	15,479	32,296
2025 Population Age 55-59	1,743	12,877	27,263
2025 Population Age 60-64	1,441	11,224	24,622
2025 Population Age 65-69	1,385	10,910	23,805
2025 Population Age 70-74	1,298	10,038	21,253
2025 Population Age 75-79	949	7,441	15,632
2025 Population Age 80-84	471	3,969	8,743
2025 Population Age 85+	347	3,190	7,300
2025 Population Age 18+	28,194	204,101	431,762
2025 Median Age	39	39	39
2030 Median Age	39	40	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,867	\$86,605	\$87,053
Average Household Income 25-34	\$115,010	\$115,605	\$116,821
Median Household Income 35-44	\$130,986	\$121,142	\$117,584
Average Household Income 35-44	\$167,494	\$157,965	\$153,751
Median Household Income 45-54	\$164,062	\$137,303	\$127,121
Average Household Income 45-54	\$200,173	\$175,134	\$166,485
Median Household Income 55-64	\$146,431	\$112,571	\$104,262
Average Household Income 55-64	\$180,706	\$152,919	\$144,792
Median Household Income 65-74	\$79,392	\$72,273	\$66,964
Average Household Income 65-74	\$124,546	\$111,450	\$107,237
Average Household Income 75+	\$87,598	\$82,990	\$79,519

Population By Age



Paradise Villa

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